

East Riverside Corridor Master Plan

Draft Plan Presentation

February 2010

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*Effective Planning through Public Participation
and Quality Urban Design*

www.eastriversidecorridor.com

Why a Plan for the East Riverside Corridor?

- Identified as action item in East Riverside Oltorf Combined (EROC) Neighborhood Planning process
- Proposed rail service on East Riverside Dr.
- Council direction to initiate Corridor Plan in 2007

Why a Plan

for the East Riverside Corridor?

- Change is underway
 - Aging & underutilized buildings
 - Redevelopment & displacement already occurring
 - Changing population



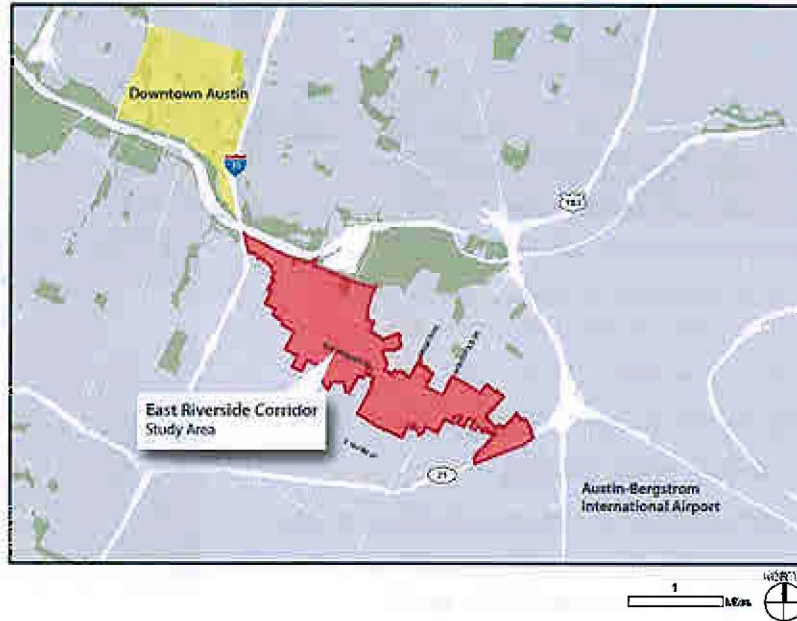
Why a Plan

for the East Riverside Corridor?

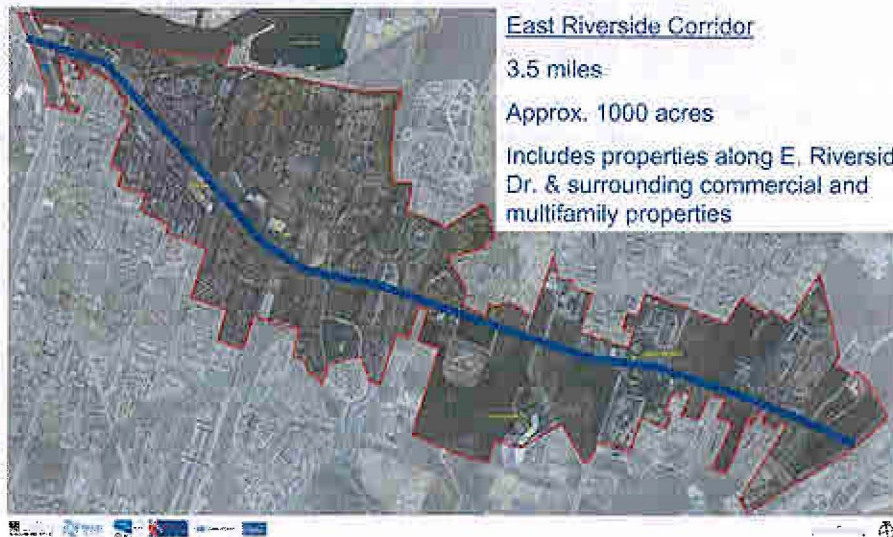
- Vision needed to guide change
 - Balance desire for improvements with needs of residents with a diversity of incomes and backgrounds
 - Ensure new development is consistent with vision



Corridor Context



Study Area





Planning Process & Outreach

- Early Stakeholder Meetings
- Visual Preferences Survey (VPS) and questionnaire at meetings and online
- Vision Translation Workshop
- Did We Get it Right? Meeting
- Draft Plan Public Meeting
- Interdepartmental / Interagency Coordination
- Planning Commission Neighborhood Planning Subcommittee Meetings (3)



Planning Process & Outreach

Additional Targeted Meetings

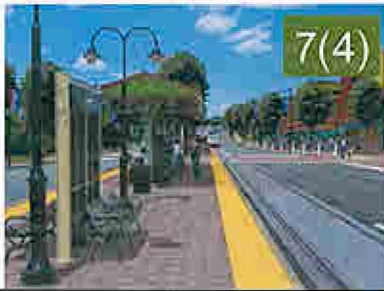
- Spanish Speakers
- Montopolis Business Leaders
- Montopolis Contact Team
- EROC Contact Team
- Affordable Housing Advocates
- Property Owners/Developers
- Waterfront Planning Advisory Board
- Bicycle Advisory Council



Visual Preference Survey™ (VPS)



Negative rated images illustrate visual and spatial characteristics of what people do not want and would like to see changed.

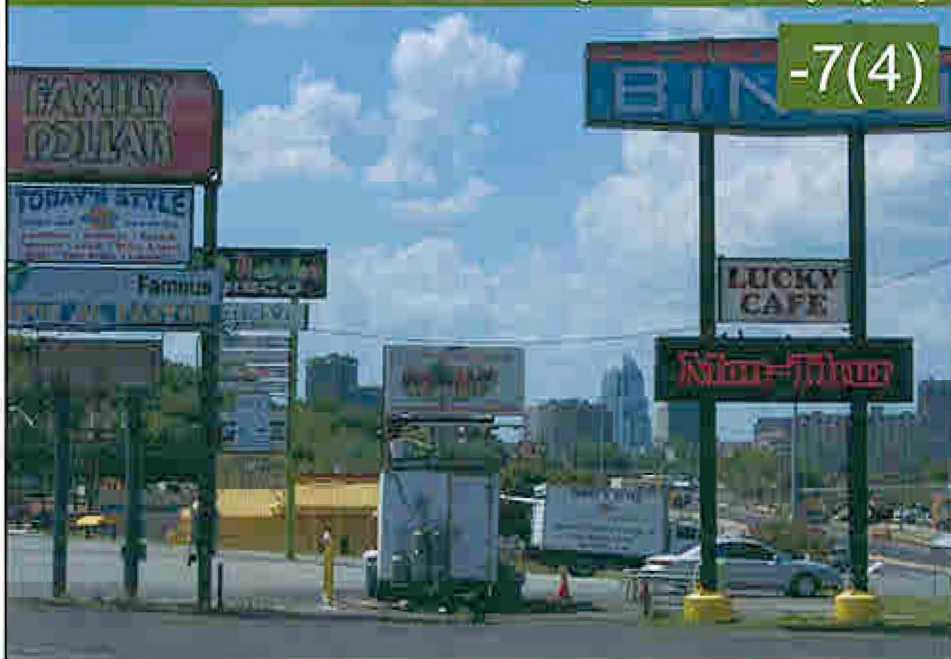


Images which receive high **Positive** ratings illustrate the visual and spatial characteristics that people want; highest rated images provided direction for the plan.

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Line 1

Large Scale Existing Signage



Line 36

Existing Strip Mall

-7(4)



Line 19

Existing Path, No Sidewalk

-7(4)



Line 6

Existing Riverside Drive with Pebble Median

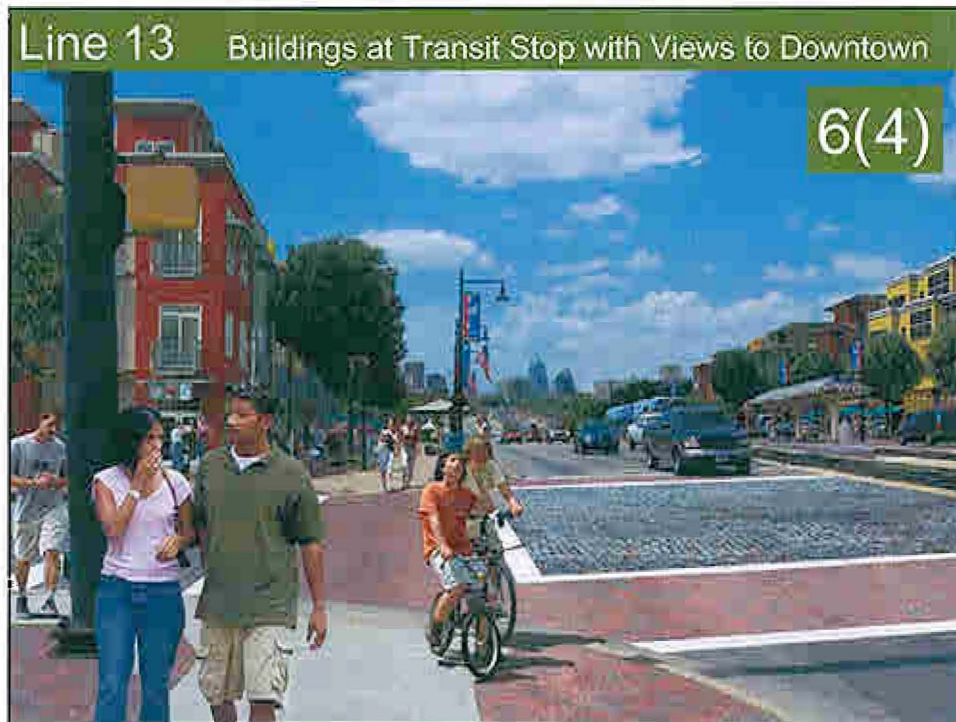
-5(5)



Highest Rated Images

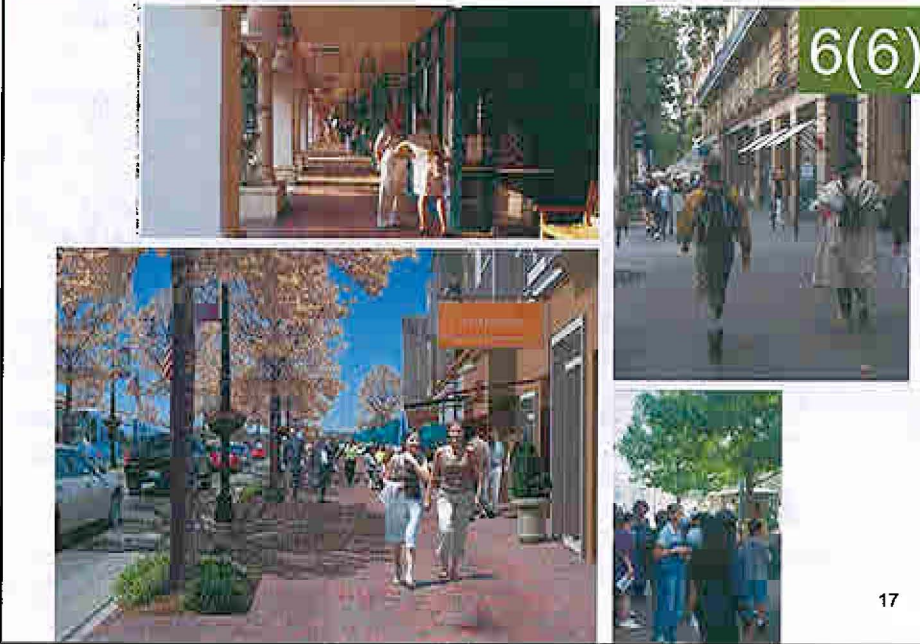
Positive ratings - “appropriate for the East Riverside Corridor area now and in the future”





Line 47

Walking



Line 31

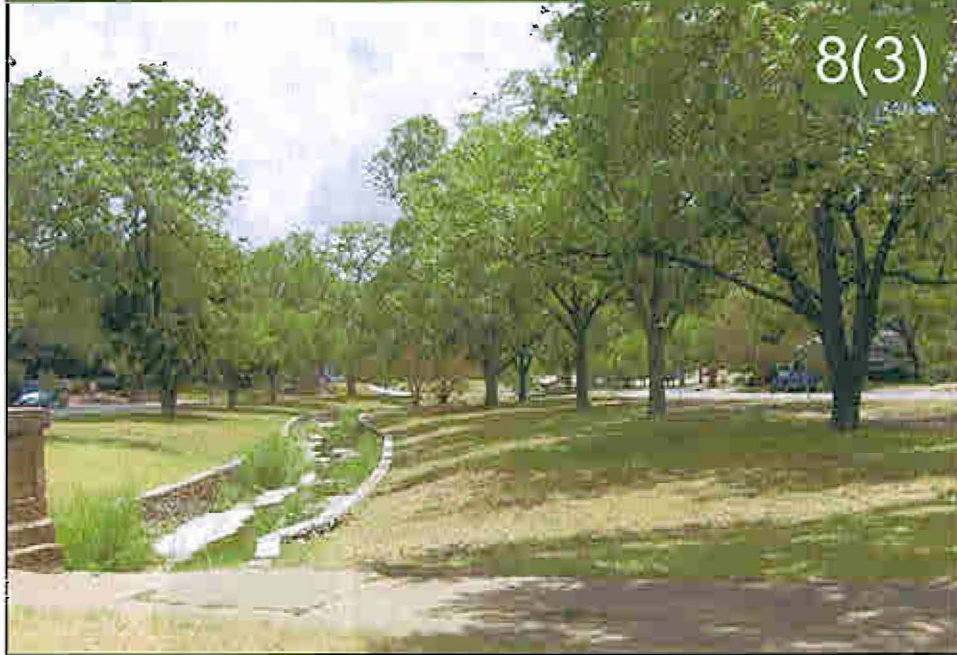
Sidewalk with Green Buffer



Line 11

Partially Naturalized Creek Bed

8(3)



Line 8

Shaded Plaza

7(3)



A Collective Vision for the Future

The Hopes and Desires

- Efficient and frequent rail and bus transit service within and beyond the Corridor Area
- Make East Riverside Drive an attractive, people friendly roadway with local destinations
- Improve the appearance of the Area and reduce criminal activity
- Provide parks and open space serving local and regional needs to balance the built environment

A Collective Vision for the Future

The Hopes and Desires

- Enable transit-supportive redevelopment around primary transit stops
- Create unique and memorable places in the Area
- Accommodate pedestrian, bike, transit and automobile traffic
- Enable safe pedestrian flow across East Riverside Drive
- Maintain a mix of housing options in the area for a range of incomes, including options for low- and mid-income populations

Draft Plan Elements



EAST RIVERSIDE DRIVE

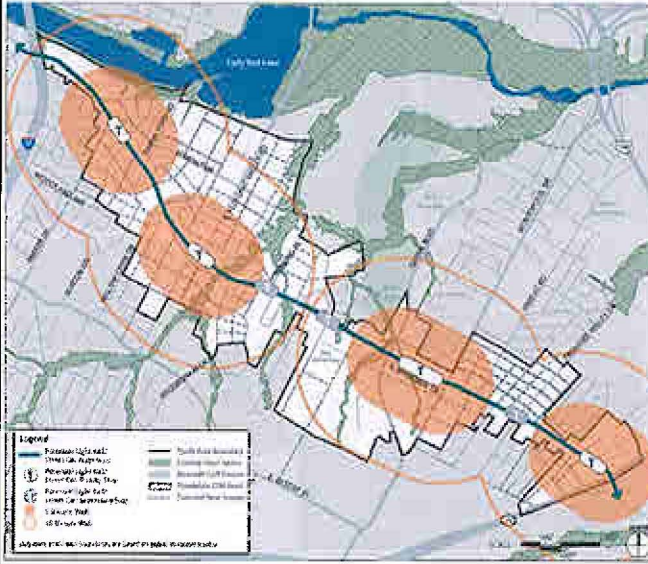


Transform East Riverside into a multi-modal corridor

- Rail transit
- Designated bicycle lane
- Safe pedestrian crossings
- Wide sidewalks with street trees
- Buildings brought up to the street

TRANSIT

(w/ 5 & 10 min. walking distance from stops)



- Streetcar/light rail line
- Four primary stops & secondary stops
- Mixed use destinations, or Hubs, at primary transit stops
- Bus service coordinated with rail service

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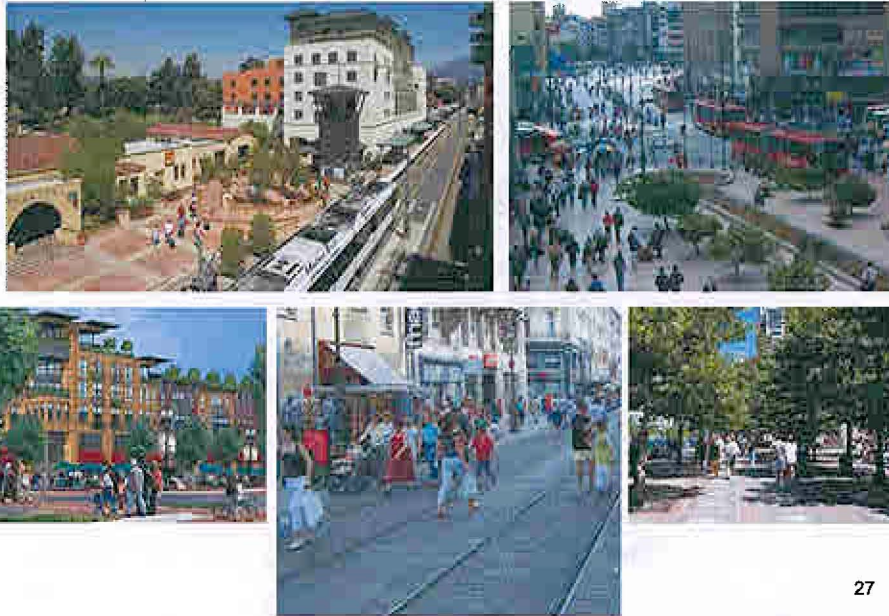
Line 50

Light Rail/Street Car

7(5)



PLEASANT VALLEY TRANSIT PLAZA



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PLEASANT VALLEY TRANSIT PLAZA



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Existing Streets



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Potential Street Network Improvements



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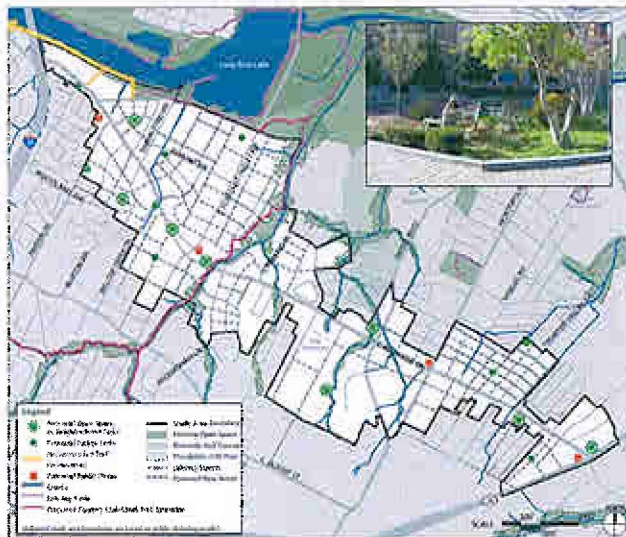
BICYCLE NETWORK



- Bike lane on E. Riverside Dr.
- Mix of bicycle lanes and off-street paths
- Link to existing and proposed trails and parks
- Provide adequate bicycle parking and showers
- Complete the Country Club Creek trail and trail at Lady Bird Lake

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OPEN SPACE NETWORK



- Provide a variety of open spaces, including family-friendly ones
- Improve connections with existing open space
- Increase open space south of Riverside Dr.
- Preserve existing natural areas & trees
- Require well designed on-site open space

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SUSTAINABILITY



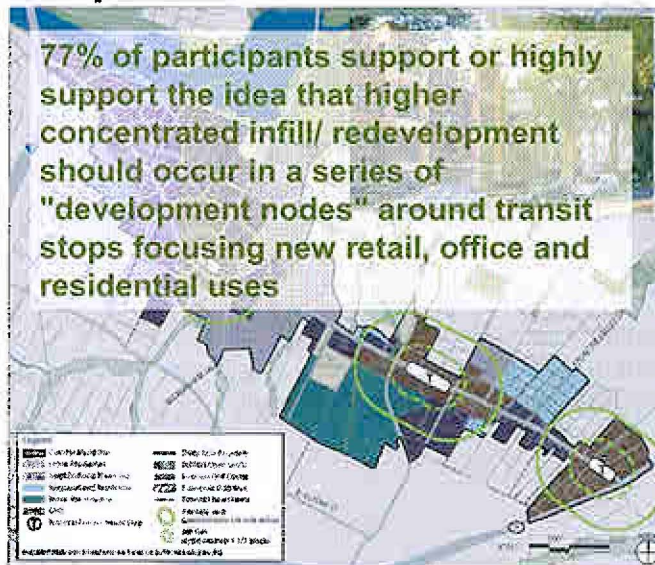
- Create incentives for green building
- Encourage green practices in private development
- Consider alternative energy sources in all projects
- Encourage and accommodate material recycling and reuse in project designs
- Incorporate green infrastructure for stormwater management
- Preserve natural streambeds to better manage stormwater

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LAND USE

Proposed Land Use Districts

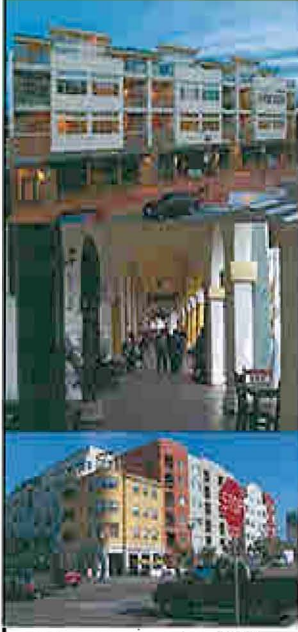
77% of participants support or highly support the idea that higher concentrated infill/ redevelopment should occur in a series of "development nodes" around transit stops focusing new retail, office and residential uses



- Corridor Mixed Use
- Neighborhood Mixed Use
- Urban Residential
- Neighborhood Residential
- Industrial Mixed Use
- Civic Use

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DESIGN GUIDELINES



New design guidelines for the area that address:

- Improved sidewalks and streetscapes for pedestrians
- Building design
- Relationship between buildings and the street
- Signage and lighting
- Parking requirements and design
- Create well-designed active outdoor space
- New buildings should respect the scale and character of neighborhood edges

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AFFORDABLE HOUSING

Resources and Opportunities

- Large number of subsidized affordable units in the East Riverside area
 - 3,067 units in 78741 zip code
 - 19% of the City's subsidized units in 78741 zip code
- Opportunity to link transportation, urban design, density, and affordability in plan

Challenges

- Aging multi-family housing stock
- Redevelopment due to market forces
- Need for affordable housing throughout the city
- Limited funds

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AFFORDABLE HOUSING

Highlights of affordable housing tools

Citywide

- Maintain and renew existing subsidized affordable housing
- Preserve existing non-subsidized affordable housing
- Increase supply of housing

East Riverside Area

- Encourage private sector funding and/or construction of affordable housing through Development Bonuses
- Explore feasibility of a TOD catalyst project on the City-owned land at the East Riverside Drive/Pleasant Valley Blvd. intersection

All tools subject to funding availability

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PLAN IMPLEMENTATION

Interdepartmental Coordination

- Focus on major investments and recommendations identified in the plan

Revise Land Development Regulations

- Interim changes: Reclassify East Riverside Drive between Pleasant Valley Road and Highway 71/Ben White Boulevard as a Core Transit Corridor
- Long-term changes: Following adoption of the Master Plan, begin developing new design-based regulations for land use, zoning, density bonus, and urban design recommendations identified in the Master Plan
 - Public discussions about density, height, and transportation
 - Extensive public input and review of regulations
 - Board and Commission review of regulations
 - Presented to Council for adoption

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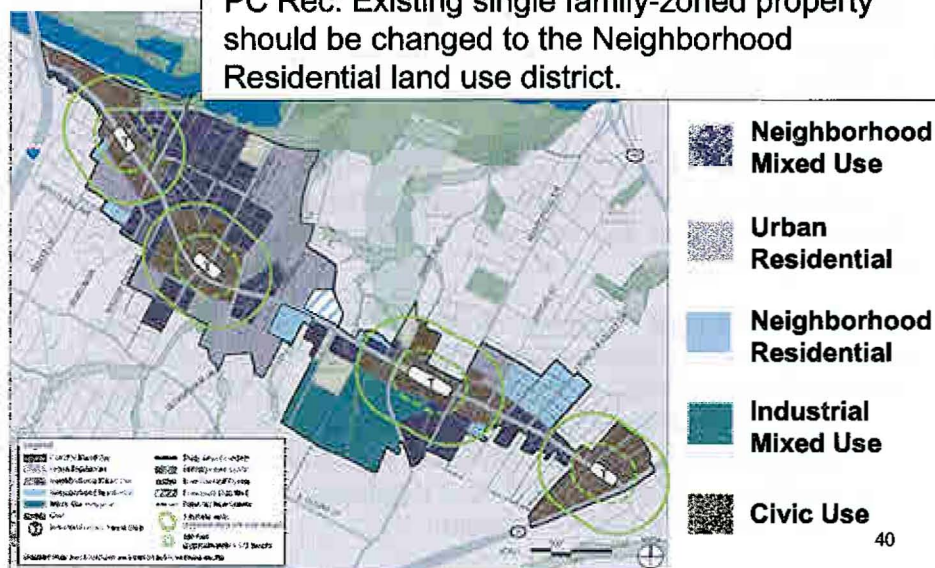
PLANNING COMMISSION RECOMMENDATION

- Adopt the ERC Master Plan, with the following amendments:
 - Existing single family-zoned property should be changed to the Neighborhood Residential land use district.
 - All compatibility standards should apply for all current and future single-family land uses
- Reclassify East Riverside Drive between Pleasant Valley Road and Highway 71/Ben White Boulevard as a Core Transit Corridor

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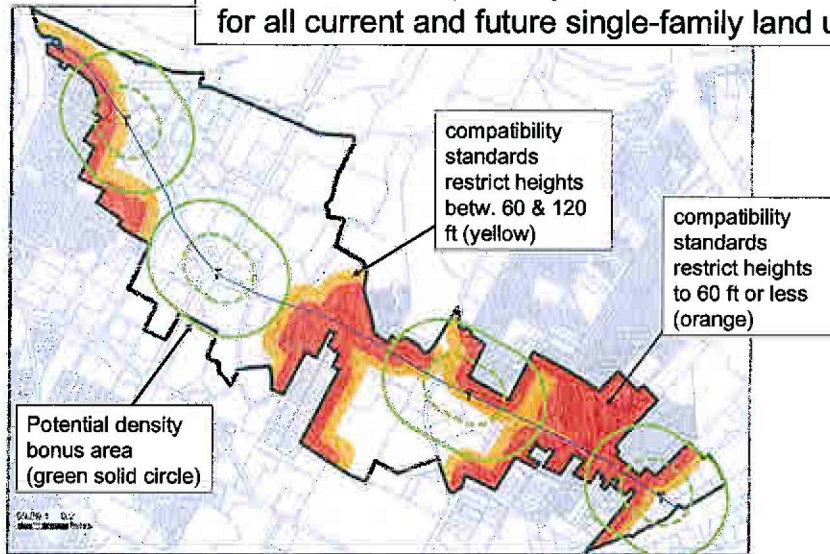
PC RECOMMENDATION

PC Rec: Existing single family-zoned property should be changed to the Neighborhood Residential land use district.



PC RECOMMENDATION

PC Rec: All compatibility standards should apply for all current and future single-family land uses



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REQUESTED COUNCIL ACTION

February 25, 2010 Public Hearing

- City Council considers adoption of the East Riverside Corridor Master Plan as vision for the area
- City Council considers reclassifying East Riverside Drive between Pleasant Valley Road and Highway 71/Ben White Boulevard as a Core Transit Corridor

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THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 354
LECTURE 10
THERMAL RADIATION
AND
BLACKBODIES

LECTURE 10

PHYSICS 354
LECTURE 10
THERMAL RADIATION
AND
BLACKBODIES